Davidson County DEEDWARR
Recvd: 07/07/06 08:28 2 pgs
Fees:13.00 Taxes:466.20

20060707-0081401

THIS INSTRUMENT PREPARED BY:
Paul W. Moser
Burkhalter & Moser, PC
1230 Second Avenue South
Nashville, Tennessee 37210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $126,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 2006, Tennessee.

Notary Public

My commission expires: 5/22/10

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Jessie B. Loy & Trisha Risley-Loy	Jessie B. Loy & Trisha Risley-Loy	
1724 Green Hart Court	1724 Green Hart Court	176-02-0
Antioch, TN 37013	Antioch, TN 37013	014 CO

THIS INDENTURE, made this the 30th day of June, 2006, between **NEIL A. JOHNSON and Wife, MALINDA A. JOHNSON,** First Parties, and **JESSIE B. LOY**, Second parties.

WITNESSETH:

That said First Party, for and in consideration of the sum of ONE AND NO/100ths DOLLARS ($1.00) and other good and valuable consideration to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have granted, bargained sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties, the following described premises, to wit:

Land located in Davidson County, Tennessee and being more particularly described as follows:

Being Lot No. 181, on the plan of Section 15 of Peppertree Forest, of record in Plat Book 7900, Page 574, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Neil A. Johnson, unmarried, by Warranty Deed from Richard J. Burg, Jr. and Wife, Nancy J. Burg, of record in Record Book 11168, Page 887, Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to applicable restrictions, building set-back line, existing easements, and to all conditions as shown on the recorded map.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties her heirs and assigns forever.

And said First Party, for their and for their heirs, executors and administrators do hereby covenant with said Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2006, which are to be prorated between the Parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

The preparer of this Deed makes no representation as to the status of the title of the property described herein or as

to the accuracy of the description.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Party hereunder set their hands, and seals the day and year first above written.

NEIL A. JOHNSON
By Robbie Ambrose-Mayfield, Attorney in Fact

MALINDA A. JOHNSON
By Robbie Ambrose-Mayfield, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, ROBBIE AMBROSE-MAYFIELD, Attorney in Fact for NEIL A. JOHNSON and MALINDA A. JOHNSON, the within named bargainers, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he and she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in Davidson County, this the 30th day of June, 2006.

NOTARY PUBLIC

My Commission Expires: 7/29-06

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.